

000457

FL 7/15/07

#9

203
9/17

MICHELLE M. MCNEELEY SCHRINER

8875 Costa Verde Blvd. 308
San Diego, CA 92122
858 410.2857
858.504.6252
michelleMcNeeleySchriner@gmail.com

March 14, 2007

Chairperson Barry Schultz and the City of San Diego Planning Commissioners
City of San Diego
1222 First Ave. 4th Floor
San Diego, CA 92101

Mr. Chairperson and Commissioners,

I would like to begin by introducing myself; my name is Michelle McNeeley Schriner. My family and I are residents of The Towers at Costa Verde in The University City area of San Diego. My family and I have enjoyed living in this wonderful master planned community for the past eighteen months.

While moving from a gated community in North County San Diego to University City, at first, left us feeling a bit apprehensive, our transition was easily made by taking full advantage of the many events, amenities, and conveniences our new community had to offer.

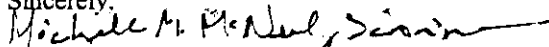
I am the mother of a teenage son, Michael, and a young daughter, Morgane. I also attend classes at a nearby university. Needless to say, my hands are somewhat full. Living in a well planned community has allowed myself, and my family the freedom to enjoy a fulfilling, well-balanced lifestyle. With easy access to shops, restaurants, and parks we are able to take full advantage of everything our community has to offer and spend quality time together while doing it.

My family and I have enjoyed the many events and programs The Towers at Costa Verde community plans for its residents. A few of our favorite activities are KidsClub and Just for Preschoolers. Both are monthly programs offered to the children living in Garden Communities residences. Laurie and Judith Levy, two wonderful people, who run these programs, and also live in our community, provide our children with a fun, creative, nurturing learning experience.

We are truly lucky to live in a community that was developed with the premise of family and a close-knit community in mind.

The Monte Verde project, with all it has to offer, would be a welcome addition to our neighborhood.

Sincerely,


Michelle M. McNeeley Schriner

000458

PC 9/15/07
#9

La Jolla Youth Baseball
PO Box 954
La Jolla, CA 92038

March 13, 2007

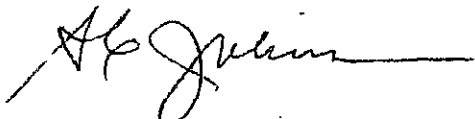
Stuart Posnock
Garden Communities
8530 Costa Verde Boulevard
San Diego, CA 92122

Dear Stuart,

On behalf of La Jolla Youth Baseball, I am writing to express our sincere appreciation for the generous donations that you and Garden Communities have made to benefit our organization. More than 500 children, ages 5 through 14, participate in our baseball leagues each year, thanks to your continued support.

We are grateful for your commitment to our community and thank you for your support.

Sincerely,



Arthur Q. Johnson
President

March 15, 2007

Good Morning,

My husband and I are senior citizens, he is 82 and I am 77 years old.

In June of 1999, we moved to San Diego from Las Vegas, Nevada and moved into an apartment, in the Costa Verde Village South complex, we still live in that same apartment.

Our overall experience at Costa Verde has been a good one.

The management and maintenance staff has provided us with excellent service. We enjoy reading the monthly newsletter that includes scheduled activities that range from gourmet cooking, to exercise classes. There is also an active Senior Club and the gym facilities are outstanding.

From our senior perspective, the Costa Verde model provides an option for seniors that are looking for an Individual Living lifestyle.

I thank the council for your time and we support the Monte Verde Project.

Olga Corona

000460



March 14, 2007

Chairperson Barry Schultz
Members of the San Diego City Planning Commission
City of San Diego
1222 First Avenue, 4th Floor
San Diego, CA 92101

Dear Chairman Schultz and Members of the Planning Commission:

The Industrial Environmental Association has reviewed the proposed residential housing project proposed for Costa Verde and under consideration by the Planning Commission on March 15.

We support the project:

- (1) it provides much needed housing for area's major employers; and
- (2) the residential is a compatible land use in this area – separated by an appropriate distance with commercial transition uses – from nearby scientific research facilities.

Thank you for your consideration of our comments.

Sincerely,

A handwritten signature in cursive script that reads 'Patti Krebs'.

Patti Krebs
Executive Director



Graig R. Eastin
Sr. Director, Development & External Relations

March 13, 2007

Mr. Stuart Posnock
Garden Communities
8530 Costa Verde Boulevard
San Diego, CA 92122

THIS MATERIAL RECEIVED DURING
PUBLIC HEARINGS. COMMISSIONERS
MAY NOT HAVE BEEN ABLE TO REVIEW
AND CONSIDER IT THOROUGHLY.

Dear Stuart,

I am writing to thank you and Garden Communities for your tremendous partnership with UCSD in supporting our faculty and students. We appreciate your generosity and the relationship that we have forged with you. By working with us to meet the housing needs of our faculty and administration, you truly make a positive difference that serves UCSD and our community as well.

We look forward to an on-going partnership with Garden Communities and thank you for your support.

Sincerely,



Graig R. Eastin

000462

#9

March 12, 2007

City of San Diego Planning Commissioners

RE: Monte Verde

I would like to voice my support for the Monte Verde project.










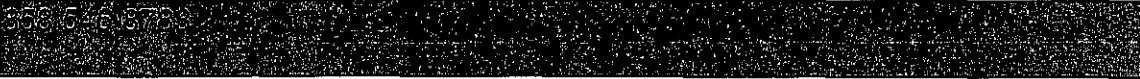

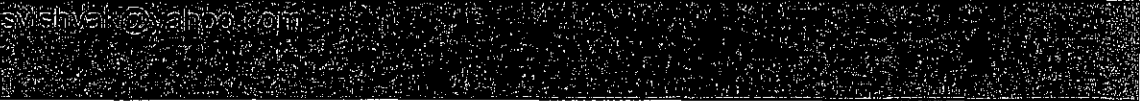
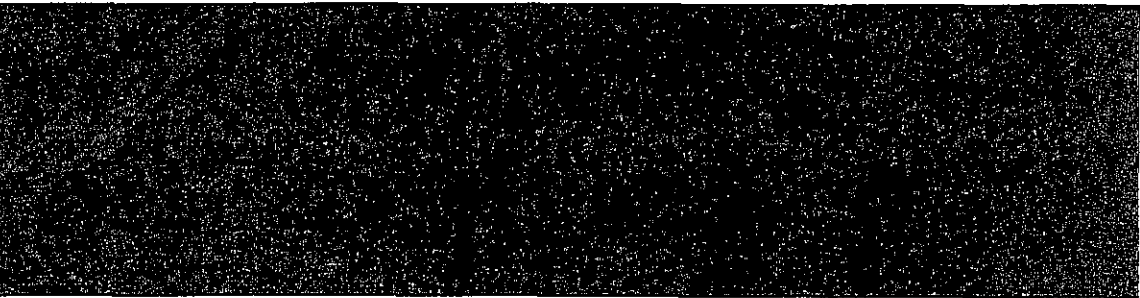
I am a professional real estate appraiser, a current resident of the Costa Verde Towers and I have lived in several different apartment communities in the University City area over the past 9 years.













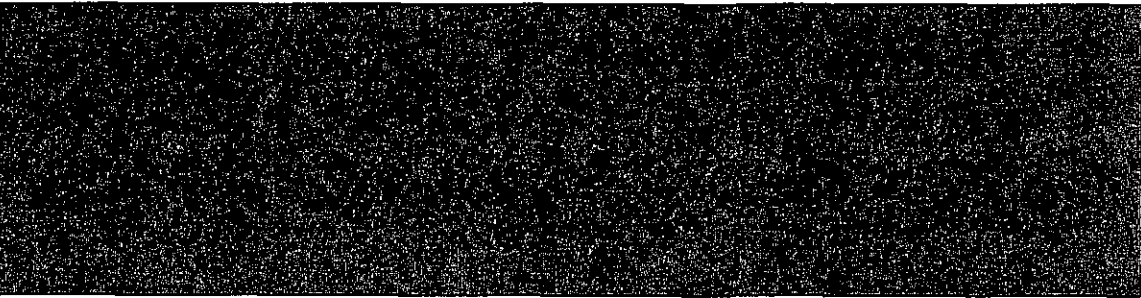
My experience as a real estate appraiser led me to seek out a high rise building for a residence, due to the higher quality of construction and superior noise buffering. I have appraised in several of the high rise buildings downtown, and noticed the superior quality, versus a low rise building. Unfortunately, there is a limited supply of high rise residential buildings in our city. I am in support of high rise residential buildings to be located outside of the downtown area. In addition, as a resident of the University City area, I would like to have more than one choice for reasonably priced high rise multifamily residential housing. University City is a great location with good access, to freeways, shopping, restaurants, beaches and colleges; however, my experience in some of the lower quality multifamily residences was not good at all. Please allow the Monte Verde high rise multifamily project to be built. The high rise buildings have higher building code standards and result in superior quality of life for the residents.

Thanks for your concern,








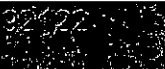




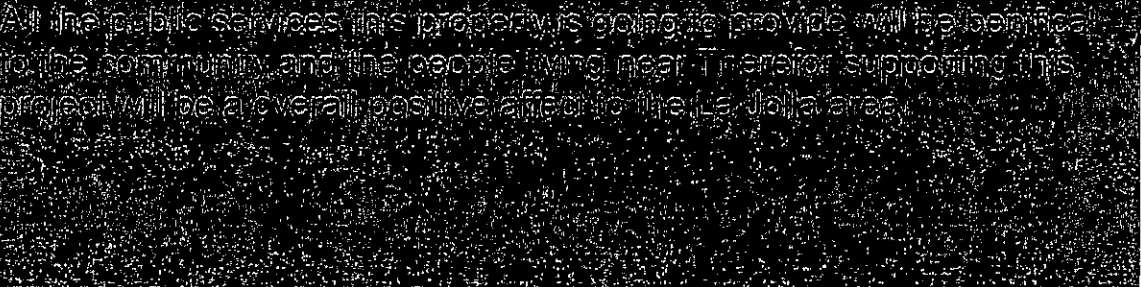
Randy Mabe
Real Estate Appraiser #AR007443
8875 Costa Verde Blvd. #318
San Diego, CA 92122




THIS MATERIAL RECEIVED DURING
PUBLIC HEARINGS. COMMISSIONERS
MAY NOT HAVE BEEN ABLE TO REVIEW
AND CONSIDER IT THOROUGHLY.

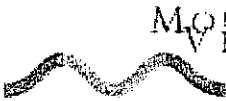






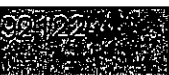




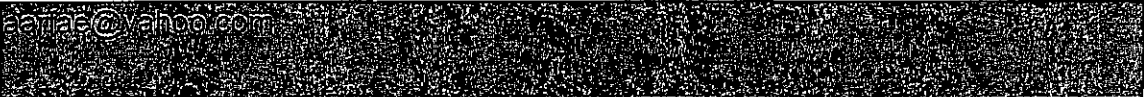
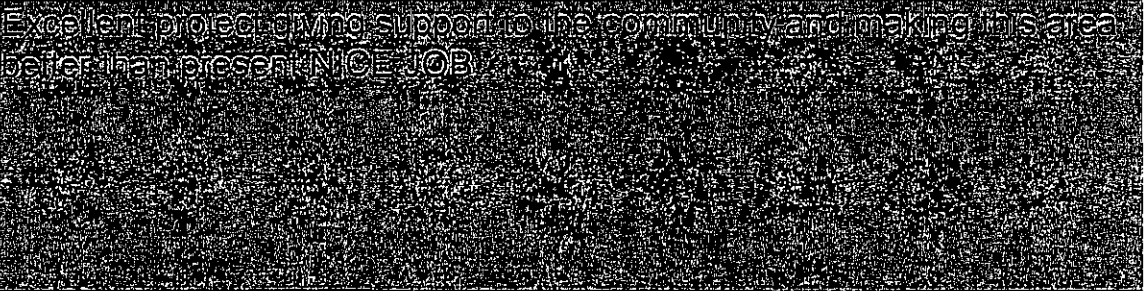
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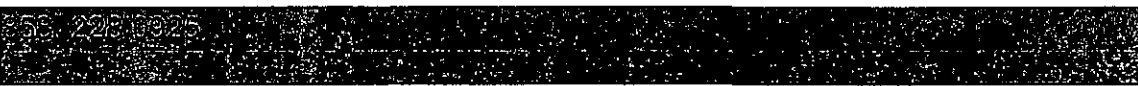

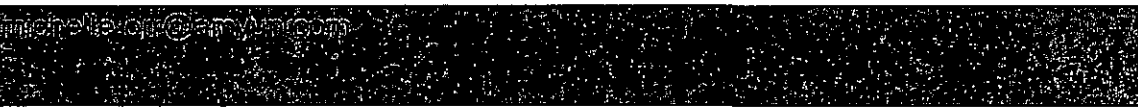

		Resident support for the Monte Verde Project	
			
			
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		Resident support for the Monte Verde Project	
			
			
Address			
			
			
OrganizationName			
			
WorkPhone			
			
FaxNumber			
			
EmailAddress			
			
Comments			
			

		Resident support for the Monte Verde Project	
			
Brief		Dickinson	
Address			
8775 Costa Verde Blvd apt 213			
CA	San Diego	92122	
OrganizationName			
Tennis Pro			
WorkPhone			
353 204 6226			
FaxNumber			
EmailAddress			
brenda@earthlink.net			
Comments			
<p>I presently live in the urd area having moved from the bird rock area and I can't express how convenient being in this location is. The costa verde buildings are well kept and offer top notch service. I hope there will be more of these types of buildings.</p>			

		Resident support for the Monte Verde Project	
			
			
Address			
			
			
			
OrganizationName			
			
WorkPhone			
			
FaxNumber			
			
EmailAddress			
			
Comments			
			

		Community support for the Monte Verde Project	
			
			
Address			
			
			
OrganizationName			
			
WorkPhone			
			
FaxNumber			
			
EmailAddress			
			
Comments			
			



000469

From: Planning Commission
To: Daly, Tim
Date: 3/14/2007 6:52:13 AM
Subject: Fwd: SUPPORT OF Monte Verde Project 6563

SUPPORT!!! WOW! :-)

>>> "eperusse" <eperusse@san.rr.com> 3/13/2007 6:23:PM >>>
To: City of San Diego Planning Commissioners,

Subject: Agenda Item 9 Thursday March 15th Monte Verde Project 6563

Honorable Commissioners;

As a resident of University City Community since 1973 I have seen many changes in the community. Some positive and some negative. I have followed the Monte Verde project for many years. I have heard many of the developer's presentations to the University Community Planning Group and attended group meetings with the developer. I have watched as the developer has changed the approach to the development of his property to conform to community suggestions.

Yes, the present proposal has sacrificed height to provide open space and view corridors at surface levels, as suggested by community members. The change from hotel use provides additional residential property in an already dense mix of office, scientific research, educational and regional shopping uses. I believe this usage tends to conform to the City of San Diego's plans for a City of Village. The residential use of this property, even if the numbers show the possibility of ADTs increase, it offers the possibility of ADT reduction. ADT reduction becomes possible because of the walk ability to existing uses.

Opponents of the project claim the lack of parkland in the community, which is home to a portion of Marian Bear Memorial Park and Rose Canyon Nature Park. A small 4.77 acre community park at an intersection as busy as Genesee and La Jolla Village Drive does not seem viable as a park site on costly land.

I hope you will join me and support this well planned project.

Thank you for your time and consideration.

000470

Eugene Perusse

6284 Via Regia

University City

San Diego, CA 92122

Voice: 858 453 8795

e-mail: eperusse@san.rr.com

000471

From: Sabrina Curtin
To: Daly, Tim
Date: 3/13/2007 8:14:19 AM
Subject: Fwd: Opposition to the Monte Verde Project

one more

>>> "Marlene Rosenberg" <rosenber@ecepop.s.ucsd.edu> 3/13/2007 8:11:AM >>>

To Planning Commissioners:

Please oppose the Monte Verde proposal to build two 32-story and two 35-story residential towers at the corner of Genesee Avenue and La Jolla Village Drive in north University City. I strongly oppose this project because:

1. It conflicts with the character of our community. It will dwarf everything around it.
2. It conflicts with our community plan. It more than DOUBLES the highest allowed residential density, which is now 45-75 units/acre, to 168 units/acre.
3. Allowing the height and density of this project would open the floodgates for additional development proposals that are NOT in our community plan, thus undermining our entire community plan.
4. This flood of plan-busting development would lead to more traffic and more demand for roads and more controversy over road projects.
5. The UC/Golden Triangle area has only 60% of the city standard for neighborhood parkland. The 800 units in these towers would add many more residents with NO increase in neighborhood parkland, NO land to add parks, and insufficient funds to staff park facilities
6. The Community Plan calls for a 400 hotel on this site with one central tower maximum 190' tall. That would create less traffic and match the scale of surrounding buildings. Please support a project with greatly reduced height, scale and traffic impacts.

Sincerely,

M. Rosenberg
7934 Cam Dia
San Diego, CA 92122

000472

From: "Jack Forman" <jackforman@sbcglobal.net>
To: <scurtin@sandiego.gov>
Date: 3/13/2007 12:18:29 AM
Subject: Opposition to the Monte Verde Project

The Monte Verde proposed project is a disaster in the making. It would ruin the character of our community by more than doubling the maximum allowed density described in our community plan (from 75 units/acre to 168 units per acre). Its proposed 35-story height is mind-boggling and totally inappropriate for a residential community that is already more than maxed out in living density. It will lead to more traffic and will quickly undo any possible benefit that the Regents Road bridge might have. It will saturate our already well-used parks with more population; there is no land to add parks or any monies to increase the staff to maintain the parks. It will be an eyesore to all in the community.

The UTC community does not need the high-level Monte Verde project in its neighborhood. Reject this wrong-headed and destructive proposal and help the UTC community maintain its residential character. Please vote NO on this proposal!

Jack Forman

4165 Porte de Palmas

#195

San Diego, CA 92122

jackforman@sbcglobal.net

858-558-1410

CC: <info@rosecanyon.org>

000473

From: "Karen Coleman" <kcпитzel@sbcglobal.net>
To: <scurtin@sandiego.gov>
Date: 3/12/2007 11:01:15 PM
Subject: Opposition to the Monte Verde Project

To Planning Commissioners:

Please oppose the Monte Verde proposal to build two 32-story and two 35-story residential towers at the corner of Genesee Avenue and La Jolla Village Drive in north University City. I strongly oppose this project because:

1. It conflicts with the character of our community. It will dwarf everything around it.
2. It conflicts with our community plan. It more than DOUBLES the highest allowed residential density, which is now 45-75 units/acre, to 168 units/acre.
3. Allowing the height and density of this project would open the floodgates for additional development proposals that are NOT in our community plan, thus undermining our entire community plan.
4. This flood of plan-busting development would lead to more traffic and more demand for roads and more controversy over road projects.
5. The UC/Golden Triangle area has only 60% of the city standard for neighborhood parkland. The 800 units in these towers would add many more residents with NO increase in neighborhood parkland, NO land to add parks, and insufficient funds to staff park facilities.
6. The Community Plan calls for a 400 hotel on this site with one central tower maximum 190' tall. That would create less traffic and match the scale of surrounding buildings. Please support a project with greatly reduced height, scale and traffic impacts.

Sincerely,

Karen Coleman
5568 Renaissance Ave #2
San Diego, CA 92122

CC: <info@rosecanyon.org>

000474

From: <cgarland@ucsd.edu>
To: <scurtin@sandiego.gov>
Date: 3/12/2007 10:25:44 PM
Subject: Monte Verde Vertical Blight

Friends,

This is to reiterate my shock and disappointment that anyone who represents our community would consider allowing the construction of the proposed Monte Verde vertical blight eyesores that would disfigure the landscape of the University City community, which is already overwhelmed with too much traffic and too many housing units. Such eyesores, if they are needed, should be near other urban eyesores downtown, where there is no longer a semblance of even a slightly natural landscape. One downtown in San Diego is enough!

Thank you,

Dr. Cedric Garland
2938 Renault Street
San Diego CA 92122

CC: <info@rosecanyon.org>

000475

From: "Jim" <jim7@san.rr.com>
To: <scurtin@sandiego.gov>
Date: 3/12/2007 9:30:19 PM
Subject: Opposition to the Monte Verde Project

To Planning Commissioners:

Please oppose the Monte Verde proposal to build two 32-story and two 35-story residential towers at the corner of Genesee Avenue and La Jolla Village Drive in north University City. I strongly oppose this project because:

1. It conflicts with the character of our community. It will dwarf everything around it.
2. It conflicts with our community plan. It more than DOUBLES the highest allowed residential density, which is now 45-75 units/acre, to 168 units/acre.
3. Allowing the height and density of this project would open the floodgates for additional development proposals that are NOT in our community plan, thus undermining our entire community plan.
4. This flood of plan-busting development would lead to more traffic and more demand for roads and more controversy over road projects. The road system in UC is already overstrained because of the poorly planned development; it can't take any more traffic. Look at the outrageous delays to get onto the freeways caused by the overdevelopment without adding these monster towers.
5. The UC/Golden Triangle area has only 60% of the city standard for neighborhood parkland. The 800 units in these towers would add many more residents with NO increase in neighborhood parkland, NO land to add parks, and insufficient funds to staff park facilities
6. The Community Plan calls for a 400 hotel on this site with one central tower maximum 190' tall. That would create less traffic and match the scale of surrounding buildings. Please support a project with greatly reduced height, scale and traffic impacts. Do not let this developer bargain for anything more than the one central 190' tower. His proposed towers development are a bargaining chip and should be disapproved from the outset.

Sincerely,

Jim and Sue Heleniak

5429 Curie Way, San Diego 92122

Privacy statement: Do not release our name or address to the public without our written permission.

CC: "rose canyon.org" <info@rosecanyon.org>

000476

From: "Susan Worsham" <susanworsham@san.rr.com>
To: <scurtin@sandiego.gov>
Date: 3/12/2007 9:17:18 PM
Subject: Opposition to the Monte Verde Project

To Planning Commissioners:

Please oppose the Monte Verde proposal to build two 32-story and two 35-story residential towers at the corner of Genesee Avenue and La Jolla Village Drive in north University City. I strongly oppose this project because:

1. It conflicts with the character of our community. It will dwarf everything around it.
2. It conflicts with our community plan. It more than DOUBLES the highest allowed residential density, which is now 45-75 units/acre, to 168 units/acre.
3. Allowing the height and density of this project would open the floodgates for additional development proposals that are NOT in our community plan, thus undermining our entire community plan.
4. This flood of plan-busting development would lead to more traffic and more demand for roads and more controversy over road projects. A hotel would not substantially increase the burden of the traffic that already uses the area around the proposed Monte Verde area.
5. The UC/Golden Triangle area has only 60% of the city standard for neighborhood parkland. The 800 units in these towers would add many more residents with NO increase in neighborhood parkland, NO land to add parks, and insufficient funds to staff park facilities.
6. The Community Plan calls for a 400 hotel on this site with one central tower maximum 190' tall. That would create less traffic and match the scale of surrounding buildings. Please support a project with greatly reduced height, scale and traffic impacts.

Sincerely,

Susan & Milo Worsham

University City Residents

CC: <info@rosecanyon.org>, "Milo Worsham" <miloworsham@san.rr.com>, "Susan Worsham" <susanworsham@san.rr.com>

000477

From: <Chaplinbuz@aol.com>
To: <scurtin@sandiego.gov>
Date: 3/12/2007 8:49:15 PM
Subject: Opposition to the Monte Verde Project

Please record our opposition to the Monte Verde Project. Please abide by our community plan. I am really tired of government pandering to the profits of developers at the expense of the residents of our community.

120 + stories of condos on one corner is way too much density for our community to deal with. Especially since there are no plans to increase community services and amenities in an area already short-changed in that department.

Please stand up to the developers and "Just say No".

Maria Gladin & Buzz Brewer
2826 Arnoldson Ave
San Diego, CA 92122

858 457 0537

 AOL now offers free email to everyone. Find out more about what's free from AOL at <http://www.aol.com>.

CC: <info@rosecanyon.org>

000478

From: "Larry Hogue" <Lhogue1@san.rr.com>
To: <scurtin@sandiego.gov>
Date: 3/12/2007 8:03:47 PM
Subject: Opposition to the Monte Verde Project

To Whom It May Concern:

I oppose the proposal to build the Monte Verde towers at the corner of Genesee Avenue and La Jolla Village Drive in North University City.

Four 30+ story towers are simply out of character with this area, even as densely developed as it already is. We do not have the infrastructure to support such congestion producing development, especially now that the Genesee Avenue widening is being taken out of the community plan. Please stick with our existing community plan and don't allow amendments that go way beyond what was planned for our community.

Thanks for taking my input.

Larry Hogue
Author, All the Wild and Lonely Places:
Journeys in a Desert Landscape
858-452-6654
3590 Stetson Ave.
San Diego, CA 92122

CC: <info@rosecanyon.org>

000479

HECHT
SOLBERG
ROBINSON
GOLDBERG
BAGLEY

LLP

March 6, 2007

Via Personal Delivery

Chairperson Barry Schultz
and City Planning Commissioners
City of San Diego
1222 First Avenue, 4th Floor
San Diego, California 92101

Re: Planning Commission Docket of March 15, 2007
Monte Verde

Dear Chairman Schultz and City Planning Commissioners:

We represent Costa Verde Hotel, LLC ("CVH"), whose proposed Monte Verde project will be before you on March 15, 2007. We are seeking your support for this important and valuable project. CVH has submitted a booklet (the "Responses") addressing all of the issues your Commission raised when you authorized initiation of the plan amendment several years ago. This letter will address one of those issues, density, to respond to particular planning concerns that have been raised by some members of the community.

I have represented the various developers of Costa Verde since the project's inception over twenty years ago, so I can offer some unique history on the project. The City has always understood that density in Costa Verde would be calculated together for all of its constituent parts, including the lot on which Monte Verde will sit. The density on a single lot, or for a single structure, has never been a relevant number. The important density has always been that of the overall Costa Verde project, and approval of Monte Verde will result in a completed Costa Verde project that is within the maximum allowable density.

DENSITY

The question is whether density will exceed the maximum of the Community Plan, which is 75 units per acre. Some members of the community have concluded that Monte Verde will exceed that limit, but they have done so by focusing on the wrong numbers. As the "Responses" say, Monte Verde has a context. It is not a stand-alone project; instead, it is the final element of the partially-developed and comprehensively-planned Costa Verde project. The relevant analysis for the City, according to its own entitlements and the governing law, has always been to see Monte Verde as the last part of Costa Verde. Thus, the City has always determined the density of individual elements of Costa Verde by considering the entire Costa Verde site.

Chairperson Barry Schultz
and City Planning Commissioners
March 6, 2007
Page 2

Community Plan and Specific Plan

The University Community Plan identifies Costa Verde as a single, 54-acre site, which it aggregates as "Subarea 47" and designates for a hotel, commercial, and residential uses pursuant to a specific plan. The Costa Verde Specific Plan, in turn, provides comprehensive planning for the large "project site," to consist of an "urbanized mixture" of residential, commercial and hotel uses. The Specific Plan calls for "unified" and integrated design planning for the entire Costa Verde property as well as infrastructure, such as roads and pedestrian bridges, designed to serve the entire property (as well as the surrounding community). The Specific Plan repeatedly acknowledges that development was likely to occur in several "phases" – i.e., that each development within Costa Verde was part of one larger project.

Subdivision Board Resolution Number 5123

The City's Subdivision Board approved the tentative map for Costa Verde in 1986. The Board's resolution acknowledged the application of the Specific Plan and allowed the subdivision of Costa Verde's "57.57 acres site into 14 lots, for a mixed development." Monte Verde is proposed for Lot 12 of this single subdivision.

Planned Commercial Development Permit

The City also approved two use permits to implement the commercial and residential parts of the larger subdivision. First, the City approved Planned Commercial Development Permit No. 85-0783 (the "PCD") in 1986. This single permit covered all of the non-residential parts of Costa Verde; it allowed the development of Lot 12, on which Monte Verde will sit, "as a later phase." The PCD identifies the location of all of these uses as a "portion of Pueblo Lots 1301, 1302 and 1308." The City approved an amendment to the PCD in 1991 (No. 90-1109), continuing to regulate all non-residential uses in Costa Verde together as one project.

Planned Residential Development Permit

The City approved Planned Residential Development Permit No. 85-0783 (the "PRD") in 1987. This single permit covered all of Costa Verde – the same "Portions of Pueblo Lots 1301, 1302 and 1308" as in the PCD – and authorized construction of the multi-family attached units in this larger area. The City approved amendments to the PRD in 1988 (No. 87-0991), 1991 (No. 89-1403), and 1992 (No. 91-0452), continuing to regulate residential development together throughout Costa Verde.

Chairperson Barry Schultz
and City Planning Commissioners
March 6, 2007
Page 3

Development Agreement

The final entitlement for Costa Verde was the Development Agreement. As with the other entitlements, the Development Agreement treated all of Costa Verde – including the Monte Verde site – as a single project. The agreement governed all (approximately) 56 acres of the site, vested the right to develop under the PRD, PCD and subdivision map concurrently, and required public improvements and transit for Costa Verde as an integrated unit. And, as you know, the Development Agreement allowed the substitution of additional residential units for the hotel. (See attachment hereto)

Costa Verde

The City has already approved construction on parts of Costa Verde that would have been improper if viewed out of context but were proper because of context. As the “Response” says, the “Towers” apartments contain 590 units on two lots totaling 5.51 acres; if considered alone, out of the context of Costa Verde, that project would appear to contain 107 units per acre. Hyatt’s “Classic Residence” care center contains 333 units (500, with the density bonus) on a 4.18-acre parcel; if considered alone, out of the context of Costa Verde, that project would appear to contain 80 units per acre (or 120, with the density bonus). But the community did not – and could not – object to these because they were merely part of the implementation of the larger Costa Verde project. It is Costa Verde as a whole that must stay within the 75 units per acre requirement, not each lot.

The Law

A formal legal analysis is not necessary, but for what it is worth, the effect is similar to clustering. Twenty-five units clustered on twenty-five acres of a fifty-acre subdivision, with the other twenty-five acres being preserved as open space, equates to one unit per two acres ($25 \div 50$), not one unit per acre ($25 \div 25$). E.g., *Las Virgenes Homeowners Federation, Inc. v. County of Los Angeles*, 177 Cal.App.3d 300, 311 (1986). The fact that development is phased is immaterial as long as the phases are part of a larger project. The community’s calculation is akin to determining the acreage of a project by looking only at the footprint under a structure – one house covering 2,000 square feet of dirt would equate to a density of almost 22 units per acre, regardless of the size of the lot or the rest of the subdivision. However, Monte Verde, as Lot 12 of Costa Verde, cannot be viewed in isolation. It is the last phase of one project.

Not a “Transfer”

The community has expressed some concern that the City is allowing a “transfer” of units

Chairperson Barry Schultz
and City Planning Commissioners
March 6, 2007
Page 4

without proper authorization. The Community Plan does allow transfers within subdivisions, which could have included Costa Verde, pursuant to a planned development permit as is being sought here. However, CVH is not seeking a formal "transfer of development rights" because no "rights" are being transferred. Instead, what is being proposed is the development of previously planned but unbuilt units within the Specific Plan, together with the change from hotel units to an equivalent (in traffic) number of residential units. No formal "transfer" is being sought, but rather the completion of development under the Costa Verde Specific Plan.

CONCLUSION

The City has always viewed the entire Costa Verde site as a single, integrated whole. Thus, the density on Lot 12 alone is not a relevant consideration. The relevant density is that of Costa Verde, as completed through development of its Lot 12 by construction of Monte Verde. If Monte Verde is approved, Costa Verde will end with 2,980 units on 54 acres – an average of about 55 units per acre – well within the 75 units/acre maximum allowed by the Community Plan.

I and other representatives of CVH will be present at your hearing to answer any questions you may have regarding the project. We thank you in advance for your favorable consideration.

Sincerely,



Paul E. Robinson

HECHT SOLBERG ROBINSON GOLDBERG & BAGLEY LLP

PER/RAS:cas

cc: City Council President Scott Peters
City Attorney
Tim Daly, Project Manager, Development Services
John Fisher, Project Manager, Development Services
Dan Monroe, Long Range Planning
Stuart Posnock, Garden Communities

000483

OPPOSITION
LETTER #9

From: "Dave Klipfel" <dklipfel@san.rr.com>
To: <scurtin@sandiego.gov>
Date: 3/14/2007 10:33:AM
Subject: Opposition to the Monte Verde Project

I am writing you to encourage you to VOTE AGAINST the Monte Verde Project proposed for north University City.

This project INTRUDES on our community like a gorilla in a monkey cage - or a condor in a parakeet cage. Do you get the picture?

We do NOT NEED another downtown in our community. We all ready have a downtown. It is downtown! Let's keep downtown development downtown where it belongs!

I'm sure the developers are pressing hard with the type of input only someone with deep pockets can afford. We residents can only urge you to DO THE RIGHT THING and take the high road. Please maintain our community for its current residents.

I am afraid your decision on this project will have a lasting result on our community. Your legacy as a council member should NOT be to destroy the character of our primarily single family residential community. If you think this monstrosity should be your lasting legacy, then I feel sorry for your integrity as a person representing me.

PLEASE VOTE 'NO' ON THE MONTE VERDE PROJECT.

CC: <info@rosecanyon.org>

000484

From: "arlene shein" <ashein1@san.rr.com>
To: <scurtin@sandiego.gov>
Date: 3/14/2007 9:55:PM
Subject: Opposition to the Monte Verde Project

like the vast majority of University City residents we DO NOT want these MONSTROUS TOWERS built in our area.

a.shein 3370 millikin ave san diego ca 92122

CC: <info@rosecanyon.org>

000485

From: "Deborah Knight" <dknight3@san.rr.com>
To: <scurtin@sandiego.gov>
Date: 3/14/2007 5:21:PM
Subject: Opposition to the Monte Verde Project

To Planning Commissioners:

Please oppose the Monte Verde proposal to build two 32-story and two 35-story residential towers at the corner of Genesee Avenue and La Jolla Village Drive in north University City.

Our community plan was designed to allow UCSD to expand, which it will continue to do in the coming years. UCSD is part of the economic engine of San Diego. Protecting its ability to grow is critical to the entire city - and the region. The Monte Verde project would involve a huge increase in density on a single parcel. Allowing a plan amendment for this project would contribute to hemming in UCSD in, so that by the time it wants to expand, it will be unable to do so due to traffic. YOU WOULD BE MAKING A BIG MISTAKE TO KILL THE GOOSE THAT LAID THE GOLDEN EGG.

This project is so far out of scale with our community that it would be a blight and an eyesore - my guess is that it would be one of those projects that would be cited forever as a horrible mistake. It conflicts with our community plan. It more than DOUBLES the highest allowed residential density, which is now 45-75 units/acre, to 168 units/acre. Allowing the height and density of this project would open the floodgates for additional development proposals that are NOT in our community plan, thus undermining our entire community plan. This flood of plan-busting development would lead to more traffic and more demand for roads and more controversy over road projects.

Sincerely,
Deborah Knight

6804 Fisk Ave.
San Diego, CA 92122

CC: <info@rosecanyon.org>

000486

From: "Patricia Gregory" <pat_gila_girl@yahoo.com>
To: "Planning Commision" <scurtin@sandiego.gov>
Date: 3/14/2007 4:21:PM
Subject: Opposition to the Monte Verde Project

To the Planning Commision;

I do NOT want the contractor to get an amendent to the high rise tower project. Our community plan called for a 400 room-hotel with a maximum height of 14 stories. This project would be more than twice as tall as the adjacent 10 story building. This is an inappropriate project considering how much more traffic would come into the community. We have more density than what we need right now. This would be a disservice for the community to pass on this project.

Again I urge you to vote NO on this hugh project. I also DO NOT want the Rose Canyon Bridge to go forward.

Thank you
Mrs Patricia Gregory
3032 Award Row
San Diego, Ca 92122
858 453-5880

We won't tell. Get more on shows you hate to love
(and love to hate): Yahoo! TV's Guilty Pleasures list.

000487

From: "debra warner" <debwarner2003@yahoo.com>
To: <scurtin@sandiego.gov>
Date: 3/14/2007 3:46:PM
Subject: Opposition to the Monte Verde Project

Please oppose the Monte Verde proposal to build two 32-story and two 35-story residential towers at the corner of Genesee Avenue and La Jolla Village Drive in north University City. I strongly oppose this project because:

1. It conflicts with the character of our community. It will dwarf everything around it.
2. It conflicts with our community plan. It more than **DOUBLES** the highest allowed residential density, which is now 45-75 units/acre, to 168 units/acre.
3. Allowing the height and density of this project would open the floodgates for additional development proposals that are **NOT** in our community plan, thus undermining our entire community plan.
4. This flood of plan-busting development would lead to more traffic and more demand for roads and more controversy over road projects.
5. The UC/Golden Triangle area has only 60% of the city standard for neighborhood parkland. The 800 units in these towers would add many more residents with **NO** increase in neighborhood parkland, **NO** land to add parks, and insufficient funds to staff park facilities.
6. The Community Plan calls for a 400 hotel on this site with one central tower maximum 190' tall. That would create less traffic and match the scale of surrounding buildings. Please support a project with greatly reduced height, scale and traffic impacts.

Sincerely,

University City Resident:

Debra Warner

3285 Galloway Drive San Diego, CA 92122

Be a PS3 game guru.

Get your game face on with the latest PS3 news and previews at Yahoo! Games.

CC: <info@rosecanyon.org>

000488

From: "Jane E Richardson" <Jane_E_Richardson@notes.ntrs.com>
To: <scurtin@sandiego.gov>
Date: 3/13/2007 8:41:AM
Subject: Opposition to the Monte Verde Project

To Planning Commissioners:

Please oppose the Monte Verde proposal to build two 32-story and two 35-story residential towers at the corner of Genesee Avenue and La Jolla Village Drive in north University City. I strongly oppose this project because:

1. It conflicts with the character of our community. It will dwarf everything around it.
2. It conflicts with our community plan. It more than DOUBLES the highest allowed residential density, which is now 45-75 units/acre, to 168 units/acre.
3. Allowing the height and density of this project would open the floodgates for additional development proposals that are NOT in our community plan, thus undermining our entire community plan.
4. This flood of plan-busting development would lead to more traffic and more demand for roads and more controversy over road projects.
5. The UC/Golden Triangle area has only 60% of the city standard for neighborhood parkland. The 800 units in these towers would add many more residents with NO increase in neighborhood parkland, NO land to add parks, and insufficient funds to staff park facilities
6. The Community Plan calls for a 400 hotel on this site with one central tower maximum 190' tall. That would create less traffic and match the scale of surrounding buildings. Please support a project with greatly reduced height, scale and traffic impacts.

Sincerely,

Jane E. Richardson
Registered Voter and
Homeowner in La Jolla Colony community of University City

CC: <info@rosecanyon.org>

000489

From: <smasonesq@aol.com>
Date: 3/13/2007 8:53:AM

To Planning Commissioners:

Please oppose the Monte Verde proposal to build two 32-story and two 35-story residential towers at the corner of Genesee Avenue and La Jolla Village Drive in north University City. I strongly oppose this project because:

1. It conflicts with the character of our community. It will dwarf everything around it.
2. It conflicts with our community plan. It more than DOUBLES the highest allowed residential density, which is now 45-75 units/acre, to 168 units/acre.
3. Allowing the height and density of this project would open the floodgates for additional development proposals that are NOT in our community plan, thus undermining our entire community plan.
4. This flood of plan-busting development would lead to more traffic and more demand for roads and more controversy over road projects.
5. The UC/Golden Triangle area has only 60% of the city standard for neighborhood parkland. The 800 units in these towers would add many more residents with NO increase in neighborhood parkland, NO land to add parks, and insufficient funds to staff park facilities.
6. The Community Plan calls for a 400 hotel on this site with one central tower maximum 190' tall. That would create less traffic and match the scale of surrounding buildings. Please support a project with greatly reduced height, scale and traffic impacts.

Sincerely,
Sue Mason

4007 Porte De Palmas, Unit 68
San Diego, CA 92122

Susan L. Mason, Esq.
Brack & Mason
12396 World Trade Drive, Suite 101
San Diego, CA 92128
Tel: 858-674-7414 ext. 102
Fax: 858-674-7477

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Sabrina Curtin - Opposition to the Monte Verde Project

From: "Stephanie Sexton" <Stephanie.Sexton@noaa.gov>
To: <scurtin@sandiego.gov>
Date: 3/13/2007 10:11:AM
Subject: Opposition to the Monte Verde Project
CC: <info@rosecanyon.org>

To Planning Commissioners:

Please oppose the Monte Verde proposal to build two 32-story and two 35-story residential towers at the corner of Genesee Avenue and La Jolla Village Drive in north University City. I strongly oppose this project because:

- 1. It conflicts with the character of our community.** It will dwarf everything around it.
- 2. It conflicts with our community plan.** It more than **DOUBLES** the highest allowed residential density, which is now 45-75 units/acre, to 168 units/acre.
- 3. Allowing the height and density of this project would open the floodgates** for additional development proposals that are NOT in our community plan, thus undermining our entire community plan.
- 4. This flood of plan-busting development would lead to more traffic and more demand for roads and more controversy over road projects.**
- 5. The UC/Golden Triangle area has only 60% of the city standard for neighborhood parkland.** The 800 units in these towers would add many more residents with NO increase in neighborhood parkland, NO land to add parks, and insufficient funds to staff park facilities
- 6. The Community Plan calls for a 400 hotel on this site with one central tower maximum 190' tall.** That would create less traffic and match the scale of surrounding buildings. Please support a project with greatly reduced height, scale and traffic impacts.

The debacle of Regents Bridge is still on our minds. I implore you to listen to the RESIDENTS of this community - we are the ones who will see this monstrosity every day, 7 days a week.

Sincerely,

Stephanie Sexton

000492

From: "Stephen Keane" <skeane@ambitbio.com>
To: <scurtin@sandiego.gov>
Date: 3/13/2007 10:41:AM
Subject: Opposition to the Monte Verde Project

To the City Planning commission,

I live at 2780 Angell Avenue and have for 16 years. As a lifetime resident of San Diego and concerned citizen I appose the Monte Verde Project. I hope you read this far and note the fact that developers have continued to have their way in this community (likely what you have done as well) with out much care for the environment or quality of our communities lives. Really, what does the city gain from massive development? Does any one really (out side of the builders) want a community that looks like L.A or NY.? Stop the massive overbuilding so our citizens, those who live here now and those that will come to live here, have a decent quality of life.

Feel free to contact me at any time.

Regards,

Stephen F. Keane

Senior Vice President, Corporate Development

Ambit Biosciences

4215 Sorrento Valley Blvd.

San Diego, CA 92121

858-334-2147

858-232-5928 Cell

858-334-2198 Fax

CC: <info@rosecanyon.org>

000493

From: "Cheryl Geyerman" <CAG@adi-sandiego.com>
To: <scurtin@sandiego.gov>
Date: 3/13/2007 8:58:AM
Subject: Opposition to the Monte Verde Project

To Planning Commissioners:

I urge you to please oppose the Monte Verde proposal to build two 32-story and two 35-story residential towers at the corner of Genesee Avenue and La Jolla Village Drive in north University City

This project is wrong for our community--it conflicts with the character of the community being much higher than all the other buildings.

It conflicts with the community plan, doubling the highest allowed residential density.

It will lead to more traffic and more demand for roads which cause much controversy in our peaceful neighborhoods.

City standards for park lands are not reached in University City/Golden Triangle. Adding 800 units in these towers would add many more residents and no park land.

The community plan calls for a 400 room hotel with a lower central tower. Less traffic will be generated, and the building would conform to community standards.

Please support a project with greatly reduced height, scale, and traffic impacts.

Sincerely,

Cheryl A. Geyerman

5520 Soderblom Court

San Diego, CA 92122

CC: <info@rosecanyon.org>

000494

From: <smasonesq@aol.com>
Date: 3/13/2007 8:53:AM

To Planning Commissioners:

Please oppose the Monte Verde proposal to build two 32-story and two 35-story residential towers at the corner of Genesee Avenue and La Jolla Village Drive in north University City. I strongly oppose this project because:

1. It conflicts with the character of our community. It will dwarf everything around it.
2. It conflicts with our community plan. It more than DOUBLES the highest allowed residential density, which is now 45-75 units/acre, to 168 units/acre.
3. Allowing the height and density of this project would open the floodgates for additional development proposals that are NOT in our community plan, thus undermining our entire community plan.
4. This flood of plan-busting development would lead to more traffic and more demand for roads and more controversy over road projects.
5. The UC/Golden Triangle area has only 60% of the city standard for neighborhood parkland. The 800 units in these towers would add many more residents with NO increase in neighborhood parkland, NO land to add parks, and insufficient funds to staff park facilities
6. The Community Plan calls for a 400 hotel on this site with one central tower maximum 190' tall. That would create less traffic and match the scale of surrounding buildings. Please support a project with greatly reduced height, scale and traffic impacts.

Sincerely,

Sue Mason

4007 Porte De Palmas, Unit 68
San Diego, CA 92122

Susan L. Mason, Esq.
Brack & Mason
12396 World Trade Drive, Suite 101
San Diego, CA 92128
Tel: 858-674-7414 ext. 102
Fax: 858-674-7477

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000495

From: "John Bryan" <jbryan@eprocessesinc.com>
To: <scurtin@sandiego.gov>
Date: 3/13/2007 8:05:AM
Subject: Opposition to the Monte Verde Project

To Planning Commissioners:

Please oppose the Monte Verde proposal to build two 32-story and two 35-story residential towers at the corner of Genesee Avenue and La Jolla Village Drive in north University City. I strongly oppose this project because:

1. It conflicts with the character of our community. It will dwarf everything around it.
2. It conflicts with our community plan. It more than DOUBLES the highest allowed residential density, which is now 45-75 units/acre, to 168 units/acre.
3. Allowing the height and density of this project would open the floodgates for additional development proposals that are NOT in our community plan, thus undermining our entire community plan.
4. This flood of plan-busting development would lead to more traffic and more demand for roads and more controversy over road projects. It will further tax already overburdened infrastructure the maintenance of which the city is currently responsible but challenged to handle as is. Since the City of San Diego refuses to collect appropriate financial considerations from developers for projects of this type, this project and projects like it should not move forward.
5. The UC/Golden Triangle area has only 60% of the city standard for neighborhood parkland. The 800 units in these towers would add many more residents with NO increase in neighborhood parkland, NO land to add parks, and insufficient funds to staff park facilities.
6. The Community Plan calls for a 400 hotel on this site with one central tower maximum 190' tall. That would create less traffic and match the scale of surrounding buildings. Please support a project with greatly reduced height, scale and traffic impacts.

000496

Sincerely,

John Bryan, CMC

President

eProcesses <<http://www.eprocessesinc.com/>> Consulting, Inc.

LeanSox <<http://www.leansox.com/>>

6265 Hurd Court

San Diego, CA 92122

o. 858-454-2074

h. 858-452-1621

CC: <info@rosecanyon.org>

From: 000497 Jack Forman" <jackforman@sbcglobal.net>
To: <scurtin@sandiego.gov>
Date: 3/13/2007 12:18:AM
Subject: Opposition to the Monte Verde Project

The Monte Verde proposed project is a disaster in the making. It would ruin the character of our community by more than doubling the maximum allowed density described in our community plan (from 75 units/acre to 168 units per acre). Its proposed 35-story height is mind-boggling and totally inappropriate for a residential community that is already more than maxed out in living density. It will lead to more traffic and will quickly undo any possible benefit that the Regents Road bridge might have. It will saturate our already well-used parks with more population; there is no land to add parks or any monies to increase the staff to maintain the parks. It will be an eyesore to all in the community.

The UTC community does not need the high-level Monte Verde project in its neighborhood. Reject this wrong-headed and destructive proposal and help the UTC community maintain its residential character. Please vote NO on this proposal!

Jack Forman

4165 Porte de Palmas

#195

San Diego, CA 92122

jackforman@sbcglobal.net

858-558-1410

CC: <info@rosecanyon.org>

000498

From: "Karen Coleman" <kcipitzel@sbcglobal.net>
To: <scurtin@sandiego.gov>
Date: 3/12/2007 11:01:PM
Subject: Opposition to the Monte Verde Project

To Planning Commissioners:

Please oppose the Monte Verde proposal to build two 32-story and two 35-story residential towers at the corner of Genesee Avenue and La Jolla Village Drive in north University City. I strongly oppose this project because:

1. It conflicts with the character of our community. It will dwarf everything around it.
2. It conflicts with our community plan. It more than DOUBLES the highest allowed residential density, which is now 45-75 units/acre, to 168 units/acre.
3. Allowing the height and density of this project would open the floodgates for additional development proposals that are NOT in our community plan, thus undermining our entire community plan.
4. This flood of plan-busting development would lead to more traffic and more demand for roads and more controversy over road projects.
5. The UC/Golden Triangle area has only 60% of the city standard for neighborhood parkland. The 800 units in these towers would add many more residents with NO increase in neighborhood parkland, NO land to add parks, and insufficient funds to staff park facilities.
6. The Community Plan calls for a 400 hotel on this site with one central tower maximum 190' tall. That would create less traffic and match the scale of surrounding buildings. Please support a project with *greatly reduced height, scale and traffic impacts.*

Sincerely,

Karen Coleman

5568 Renaissance Ave #2

San Diego, CA 92122

CC: <info@rosecanyon.org>

000499

From: <cgarland@ucsd.edu>
To: <scurtin@sandiego.gov>
Date: 3/12/2007 10:25:PM
Subject: Monte Verde Vertical Blight

Friends,

This is to reiterate my shock and disappointment that anyone who represents our community would consider allowing the construction of the proposed Monte Verde vertical blight eyesores that would disfigure the landscape of the University City community, which is already overwhelmed with too much traffic and too many housing units. Such eyesores, if they are needed, should be near other urban eyesores downtown, where there is no longer a semblance of even a slightly natural landscape. One downtown in San Diego is enough!

Thank you,

Dr. Cedric Garland
2938 Renault Street
San Diego CA 92122

CC: <info@rosecanyon.org>

000500

From: "Jim" <jim7@san.rr.com>
To: <scurtin@sandiego.gov>
Date: 3/12/2007 9:30:PM
Subject: Opposition to the Monte Verde Project

To Planning Commissioners:

Please oppose the Monte Verde proposal to build two 32-story and two 35-story residential towers at the corner of Genesee Avenue and La Jolla Village Drive in north University City. I strongly oppose this project because:

1. It conflicts with the character of our community. It will dwarf everything around it.
2. It conflicts with our community plan. It more than DOUBLES the highest allowed residential density, which is now 45-75 units/acre, to 168 units/acre.
3. Allowing the height and density of this project would open the floodgates for additional development proposals that are NOT in our community plan, thus undermining our entire community plan.
4. This flood of plan-busting development would lead to more traffic and more demand for roads and more controversy over road projects. The road system in UC is already overstrained because of the poorly planned development; it can't take any more traffic. Look at the outrageous delays to get onto the freeways caused by the overdevelopment without adding these monster towers.
5. The UC/Golden Triangle area has only 60% of the city standard for neighborhood parkland. The 800 units in these towers would add many more residents with NO increase in neighborhood parkland, NO land to add parks, and insufficient funds to staff park facilities
6. The Community Plan calls for a 400 hotel on this site with one central tower maximum 190' tall. That would create less traffic and match the scale of surrounding buildings. Please support a project with greatly reduced height, scale and traffic impacts. Do not let this developer bargain for anything more than the one central 190' tower. His proposed towers development are a bargaining chip and should be disapproved from the outset.

Sincerely,

Jim and Sue Heleniak

5429 Curie Way, San Diego 92122

Privacy statement: Do not release our name or address to the public without our written permission.

CC: "rose canyon.org" <info@rosecanyon.org>

000501

From: "Susan Worsham" <susanworsham@san.rr.com>
To: <scurtin@sandiego.gov>
Date: 3/12/2007 9:17:PM
Subject: Opposition to the Monte Verde Project

To Planning Commissioners:

Please oppose the Monte Verde proposal to build two 32-story and two 35-story residential towers at the corner of Genesee Avenue and La Jolla Village Drive in north University City. I strongly oppose this project because:

1. It conflicts with the character of our community. It will dwarf everything around it.
2. It conflicts with our community plan. It more than DOUBLES the highest allowed residential density, which is now 45-75 units/acre, to 168 units/acre.
3. Allowing the height and density of this project would open the floodgates for additional development proposals that are NOT in our community plan, thus undermining our entire community plan.
4. This flood of plan-busting development would lead to more traffic and more demand for roads and more controversy over road projects. A hotel would not substantially increase the burden of the traffic that already uses the area around the proposed Monte Verde area.
5. The UC/Golden Triangle area has only 60% of the city standard for neighborhood parkland. The 800 units in these towers would add many more residents with NO increase in neighborhood parkland, NO land to add parks, and insufficient funds to staff park facilities.
6. The Community Plan calls for a 400 hotel on this site with one central tower maximum 190' tall. That would create less traffic and match the scale of surrounding buildings. Please support a project with greatly reduced height, scale and traffic impacts.

Sincerely,

Susan & Milo Worsham

University City Residents

CC: <info@rosecanyon.org>, "Milo Worsham" <miloworsham@san.rr.com>, "Susan Worsham" <susanworsham@san.rr.com>

000502

From: "david & helene schlafman" <davidandhelene@san.rr.com>
To: <scurtin@sandiego.gov>
Date: 3/12/2007 8:03:PM
Subject: Opposition to the Monte Verde Project

Please oppose the Monte Verde proposal to build 32and 35 story towers at the corner of Genesee and La Jolla Village Drive,

1. It would conflict with the community plan and the character of our community.
2. Traffic is already a problem in the area

Thanks for your help
Helene Schlafman

CC: <info@rosecanyon.org>

000503

From: "david & helene schlafman" <davidandhelene@san.rr.com>
To: <scurtin@sandiego.gov>
Date: 3/12/2007 6:27:PM
Subject: Opposition to the Monte Verde Project

To Planning Commissioners:

Please oppose the Monte Verde proposal to build two 32-story and two 35-story residential towers at the corner of Genesee Avenue and La Jolla Village Drive in north University City. We strongly oppose this project because: It conflicts with our community plan. It more than DOUBLES the highest allowed residential density, which is now 45-75 units/acre, to 168 units/acre. The physical height would be excessive for the area. Genesee Avenue traffic would be severely impacted.

Thank you for your consideration,

David and Helene Schlafman
5534 Honors Dr
San Diego, CA 92122

CC: <info@rosecanyon.org>

000504

From: <Chaplinbuz@aol.com>
To: <scurtin@sandiego.gov>
Date: 3/12/2007 8:49:PM
Subject: Opposition to the Monte Verde Project

Please record our opposition to the Monte Verde Project. Please abide by our community plan. I am really tired of government pandering to the profits of developers at the expense of the residents of our community.

120 + stories of condos on one corner is way too much density for our community to deal with. Especially since there are no plans to increase community services and amenities in an area already short-changed in that department.

Please stand up to the developers and "Just say No".

Maria Gladin & Buzz Brewer
2826 Arnoldson Ave
San Diego, CA 92122

858 457 0537

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CC: <info@rosecanyon.org>

000505

From: "Larry Hogue" <Lhogue1@san.rr.com>
To: <scurtin@sandiego.gov>
Date: 3/12/2007 8:03:PM
Subject: Opposition to the Monte Verde Project

To Whom It May Concern:

I oppose the proposal to build the Monte Verde towers at the corner of Genesee Avenue and La Jolla Village Drive in North University City.

Four 30+ story towers are simply out of character with this area, even as densely developed as it already is. We do not have the infrastructure to support such congestion producing development, especially now that the Genesee Avenue widening is being taken out of the community plan. Please stick with our existing community plan and don't allow amendments that go way beyond what was planned for our community.

Thanks for taking my input.

Larry Hogue
Author, All the Wild and Lonely Places:
Journeys in a Desert Landscape
858-452-6654
3590 Stetson Ave.
San Diego, CA 92122

CC: <info@rosecanyon.org>

000506

From: "Cecily Goode" <cgoode1@san.rr.com>
To: <scurtin@sandiego.gov>
Date: 3/12/2007 7:27:PM
Subject: Opposition to the Monte Verde Project

Hi,

My name is Cecily Goode . I live at 7115 Teasdale Ave. in University City 92122. I am opposed to the building of the Monte Verde Project as the increase of 2 32 story & 2 35 story residential towers will severely impact the community plan and most importantly lead to more traffic problems.

If you have ever been on 805 south or Genessee Ave. south at 3p.m. or later it is a nightmare. I have lived in U.C. for 40 yrs. and only see the future getting worse & worse. Please take into consideration these ideas and vote accordingly.

Sincerely,
Cecily Goode
cgoode1@san.rr.com

CC: <info@rosecanyon.org>

000507

From: "Robert Treitler" <cobra207@san.rr.com>
To: <scurtin@sandiego.gov>
Date: 3/12/2007 6:25:PM
Subject: Opposition to the Monte Verde Project

Dear Planning Commissioners,
This is the wrong project in the wrong place at the wrong time. This is University City, not Century City.
Thank you,
bob treitler

CC: <info@rosecanyon.org>

000508

From: "Richard BARNDT" <richard.barndt@st.com>
To: <scurtin@sandiego.gov>
Date: 3/12/2007 6:24:PM
Subject: Opposition to the Monte Verde Project

To Planning Commissioners:

Please oppose the Monte Verde proposal to build two 32-story and two 35-story residential towers at the corner of Genesee Avenue and La Jolla Village Drive in north University City. I strongly oppose this project because:

1) The Community Plan calls for a 400 room hotel on this site with one central tower maximum 190' tall. That would create less traffic and match the scale of surrounding buildings. Please support a project with greatly reduced height, scale and traffic impacts.

2) This flood of plan-busting development would lead to more traffic and more demand for roads and more controversy over road projects.

Before we add even more condominiums and apartments to University City, how about an efficient transit station within walking distance?

Sincerely,

Richard Barndt
5474 Bothe Ave
San Diego, 92122

CC: <info@rosecanyon.org>

000509

From: "Marlene Rosenberg" <rosenber@ecepops.ucsd.edu>
To: <scurtin@sandiego.gov>
Date: 3/13/2007 8:13:AM
Subject: Opposition to the Monte Verde Project

To Planning Commissioners:

Please oppose the Monte Verde proposal to build two 32-story and two 35-story residential towers at the corner of Genesee Avenue and La Jolla Village Drive in north University City. I strongly oppose this project because:

1. It conflicts with the character of our community. It will dwarf everything around it.
2. It conflicts with our community plan. It more than **DOUBLES** the highest allowed residential density, which is now 45-75 units/acre, to 168 units/acre.
3. Allowing the height and density of this project would open the floodgates for additional development proposals that are **NOT** in our *community plan*, thus *undermining* our entire community plan.
4. This flood of plan-busting development would lead to more traffic and more demand for roads and more controversy over road projects.
5. The UC/Golden Triangle area has only 60% of the city standard for neighborhood parkland. The 800 units in these towers would add many more residents with **NO** increase in *neighborhood parkland*, **NO** *land to add* parks, and insufficient funds to staff park facilities
6. The Community Plan calls for a 400 hotel on this site with one central tower maximum 190' tall. That would create less traffic and match the scale of surrounding buildings. Please support a project with greatly reduced height, scale and traffic impacts.

Sincerely,

M. Rosenberg
7934 Cam Dia
San Diego, CA 92122

CC: <rosenber@ece.ucsd.edu>

000511

#9

From: "eperusse" <eperusse@san.rr.com>
To: "SD Planning Commission" <planningcommission@sandiego.gov>
Date: Tue, Mar 13, 2007 6:24 PM
Subject: SUPPORT OF Monte Verde Project 6563

To: City of San Diego Planning Commissioners,

Subject: Agenda Item 9 Thursday March 15th Monte Verde Project 6563

Honorable Commissioners;

As a resident of University City Community since 1973 I have seen many changes in the community. Some positive and some negative. I have followed the Monte Verde project for many years. I have heard many of the developer's presentations to the University Community Planning Group and attended group meetings with the developer. I have watched as the developer has changed the approach to the development of his property to conform to community suggestions.

Yes, the present proposal has sacrificed height to provide open space and view corridors at surface levels, as suggested by community members. The change from hotel use provides additional residential property in an already dense mix of office, scientific research, educational and regional shopping uses. I believe this usage tends to conform to the City of San Diego's plans for a City of Village. The residential use of this property, even if the numbers show the possibility of ADTs increase, it offers the possibility of ADT reduction. ADT reduction becomes possible because of the walk ability to existing uses.

Opponents of the project claim the lack of parkland in the community, which is home to a portion of Marian Bear Memorial Park and Rose Canyon Nature Park. A small 4.77 acre community park at an intersection as busy as Genesee and La Jolla Village Drive does not seem viable as a park site on costly land.

I hope you will join me and support this well planned project.

Thank you for your time and consideration.

Eugene Perusse

6284 Via Regla

000512

University City

San Diego, CA 92122

Voice: 858 453 8795

e-mail: eperusse@san.rr.com